



TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

PLANNING BOARD
(413) 259-3040
(413) 259-2410 [Fax]
planning@amherstma.gov

AMHERST PLANNING BOARD
Wednesday, October 21, 2009 – 7:00 PM
Town Room, Town Hall
AGENDA

I. MINUTES – October 7, 2009

II. PUBLIC HEARINGS – ZONING AMENDMENTS

7:05 PM A-06-10 Phased Growth Sunset (Planning Board)

To amend Section 14.20 of the Zoning Bylaw to extend the ‘sunset’ period for the phased growth bylaw to November 15, 2010.

7:20 PM A-07-10 Neighborhood Business (B-N) District (Planning Board)

To amend Sections 2.02, 3.3, Table 3, Dimensional Regulations, and Articles 5, 6, 7, 8, 10, and 11 of the Zoning Bylaw to create a new Neighborhood Business (B-N) zoning district including use regulations, dimensional regulations, and appropriate references throughout the Bylaw.

7:45 PM A-08-10 Depot Center Rezoning (Planning Board)

To amend the Official Zoning Map to rezone various properties in the vicinity of the Amherst Depot on Main, Dickinson, College, Railroad and High Streets from General Residence (R-G) and Commercial (COM) to Village Center Business (B-VC), Limited Business (B-L), and Neighborhood Business (B-N).

III. PUBLIC HEARING – SITE PLAN REVIEW APPLICATION

**8:05 PM SPR2010-00004/M3410-SPP2010-00001/M3411 – 43-51 North Pleasant St.
Boltwood Place – Archipelago Investments, LLC**

Combined public hearing to consider Site Plan Review approval for request to construct a new mixed-use, LEED certified building in downtown on lot with Judie’s restaurant. Ground floor to be retail/commercial with eleven (11) residential units above. Special Permit request is for modification of the dimensional requirements for maximum building coverage, maximum lot coverage and maximum floors. (Map 14A/Parcel 48; B-G zoning district)

IV. NEW BUSINESS

- A. Town Meeting
 - 1) Warrant Review
 - 2) Upcoming Meeting Schedule
- B. Master Plan Discussion – November 18?

V. OLD BUSINESS

VI. FORM A (ANR) SUBDIVISION APPLICATIONS

VII. UPCOMING ZBA APPLICATIONS

VIII. UPCOMING SPP/SPR/SUB APPLICATIONS

IX. PLANNING BOARD SUBCOMMITTEE REPORTS

- A. Zoning
- B. Master Plan

X. PLANNING BOARD COMMITTEE REPORTS

- A. Pioneer Valley Planning Commission
- B. Community Preservation Act Committee
- C. Agricultural Commission
- D. Save Our Stop Committee

XI. REPORT OF THE CHAIR

XII. REPORT OF THE DIRECTOR

XIII. ADJOURNMENT